

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. DR-12-08/VAR-12-01**

The West Linn Planning Commission is scheduled to hold a public hearing on Wednesday, June 6, 2012, **starting at 7:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider the request of JP Morgan Chase Bank to build a bank at 19080 Willamette Drive (Tax Lots 703 and 705 of Clackamas County Assessor's Map 2-1E-23AA). The site was formerly occupied by Kasch's Nursery.

The required permits include a Class II Design Review and Class II Variance. Design Review criteria are found in Chapter 55. Class II Variance criteria are found in Chapter 75 of the CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site <http://westlinnoregon.gov/planning/19080-willamette-dr-class-ii-design-review-construct-new-chase-bank> or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection at no cost or copies can be obtained for a minimal charge per page. For further information, please contact Peter Spir, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, pspir@westlinnoregon.gov, or 503-723-2539.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff report presentation from the City Planner, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant